

COMMONWEALTH OF VIRGINIA

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VIRGINIA HOUSING COMMISSION

AGENDA

Neighborhood Transitions and Residential Land Use Work Group

General Assembly Building, House Room C

September 17, 10:00 A.M.

Members Present: Delegate Dance (Chair), Delegate D. Marshall, Barry Merchant, Brian Gordon, Chip Dicks, John Jordan, Martin Johnston, Mark Flynn, Bill Ernst, Ted McCormack, A. Vaughn Poller, Gary Garczynski, Karen Harwood

I. Welcome and Call to Order- 10:20 AM

Delegate Rosalyn Dance, Chair

II. Discussion of Suggested Legislation (§15.2-900.1)- Mark Flynn: Virginia Municipal League; Chip Dicks: Virginia Association of Realtors

- Owner is responsible to the locality;
- Legislation is limited to actions by tenants committed on owner's property in the last 12 months;
- Locality gives 60 days notice to the landlord and the notice has to be sent 30 days prior to filing of a civil summons;
- Locality given the authority to subpoena to obtain a copy of the lease;
- If the landlord is pursuing legal action against the tenants, the locality cannot proceed further.

III. Discussion of Recycled Materials & Buildings (HB 2027- D. Marshall, 2009)- Spencer Morten: Chairman, Turning House Furniture; Justin French: French Consulting Company

- Delegate Marshall explained that this piece of legislation is a "green bill";
- There are a large number of unused textile buildings in the Commonwealth, and recycling these buildings would benefit the Commonwealth;
- It would require property owner to either demolish or renovate the building. Tax incentives could be created to reuse building materials;
- Turning House Furniture
 - Their company takes the deconstructed parts of old buildings and reclaims and renews them;
 - They recycle 98% of the materials;
 - Discussed how oiled wood could not be reused for furniture, but it is burned in the plants and used as an energy source;

DELEGATE JOHN A. COSGROVE
DELEGATE ROSALYN R. DANCE
DELEGATE ROBERT D. HULL
DELEGATE DANIEL W. MARSHALL, III
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T. K. SOMANATH
MELANIE S. THOMPSON

- Their company goal is to preserve the resources from older buildings.
- French Consulting
 - They go in and take materials from historic structures and use them in renovating older buildings into luxury apartments;
 - Their company uses historic structures because they are able to benefit from the use of tax credits;
 - Creating jobs, reusing assets, and keeping money in the U.S. economy;
 - The land is available after the commercial buildings come down. What used to be commercial can then be turned into residential housing and neighborhoods;
 - Tax incentives will play a role with this because otherwise citizens pay for the demolition and renovations;
 - Members wanted to know how the commercial side fits with improving this work group's focus;
 - Delegate Marshall pointed out that this particular project reduces sprawl because it brings people back into the cities. These buildings that are being renovated already have sewer systems, etc. The sites are available; they just need to be rebuilt into residential areas.

IV. Adjourn- 11:40 AM